



Walnut Trees The Street Postling Hythe Kent CT21 4EX
Guide £795,000

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Walnut Trees

The Street Postling Hythe

A desirable four bedroom detached family home in a peaceful hamlet location with generous gardens.

No onward chain.

Situation

Nestled in the heart of the Kent Downs, Postling is a picturesque rural hamlet within an Area of Outstanding Natural Beauty. Surrounded by rolling countryside, it provides a serene escape centered around the historic St. Mary and St. Radigund's Church. The village is characterised by charming cottages and peaceful lanes, while the nearby communities of Lyminge and Etchinghill offer essential amenities. Lyminge features a doctors' surgery, a pharmacy, a convenience store, and a welcoming pub, while Etchinghill is home to a well-regarded pub/restaurant and a scenic golf course.

A short distance away, Folkestone and the historic town of Hythe to the south, along with Canterbury to the north, provide extensive shopping, leisure, and educational opportunities. These towns also offer mainline rail services to London, with the high-speed link reaching St. Pancras in approximately an hour.

The Property

Walnut Trees has undergone an extensive refurbishment over the past decade. Originally a 1960s property, its exterior is deceptively modest, concealing a spacious, flexible, and contemporary home spread over two floors and ideal for family living. The entrance hall, set across two levels, is wide and open, leading to a front-facing sitting room, a study, and a well-appointed utility area with a cloaks cupboard and a cupboard housing an oil-fired boiler. A ground floor shower room is conveniently located nearby.

Stairs rise to the first floor, while double doors open into the principal living space, an open plan area

encompassing the living and dining rooms. This bright and generously proportioned space features sleek floor tiling for a contemporary ambience.

The modern kitchen boasts fully integrated appliances, granite countertops, and a breakfast bar that neatly separates it from the dining area. The living room is further enhanced by a wood burning stove and enjoys a delightful view over the rear garden.

Upstairs, the first floor provides access to four generously sized bedrooms. The principal bedroom, positioned at the rear, offers impressive space with ample storage, a high ceiling with Velux windows, and an en-suite shower room with matching fittings. The remaining bedrooms are served by a separate family bathroom.

Outside

Set back from the lane, the property benefits from off road parking for several vehicles and access to a single garage, which offers internal entry to the rear vestibule.

A side pathway provides access to the rear garden, where a large paved terrace spans most of the property's width, bordered by a low brick wall with steps leading up to the lawn.

The garden is notably spacious and well screened, ensuring a level of privacy. It is thoughtfully landscaped with mature planting along the borders and includes an ornamental pond, a greenhouse, and a practical garden shed, creating both an attractive and functional outdoor space.



To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 2368 sq ft / 219.9 sq m (excludes lean to)
 Garage = 190 sq ft / 17.6 sq m
 Total = 2558 sq ft / 237.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Colebrook Sturrock 2014 Limited. REF: 1263769

Services

We understand the property has mains drainage, water and electricity and oil fired central heating.

Local Authority

Folkestone and Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: G

EPC Rating: E

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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